

Attachment F
**Denali Commission Quarterly
Project Narrative and Funds Disbursement Request**

Project Name: Montana Creek Residential Facility-Denali Commission Funds

Agency: Juneau Youth Services, Inc. **Reporting Period:** 09/30/08 End

Grant #: 06-4-C-5028 **Amount of Funds Requested** \$ 0.00
Payment Request # 16

1. What is the status of the project; include portions completed?

The building was substantially completed on 08/24/06 when it received its Occupancy Permit and Program License.

Remaining Project additions/modifications and their anticipated completion dates are:

October 2008 – Storage shed, landscaping, and furnishings for a programming room, which was formerly used for storage (but originally intended as programming space).

2. Is the project on schedule; if not, how will this be dealt with?

Program has had repeated delays due to inclement weather and contractors commitments to other jobs. However, the shed and furnishings should be completed in late October.

3. Is the project on budget; if not, how will this be dealt with?

The Building construction came in within its original base budget, which resulted in contingency funds being available to reallocate towards additional site improvements and some small enhancements to the building.

4. Other comments/problems and solutions:

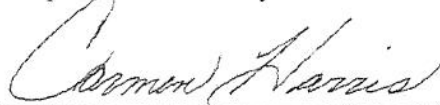
Total Reported Expenses	\$ 1,466,912.10
Less: Reported Expenses in Holdback	- \$ 116,912.10
Total Reported Expenses Requested	\$ 1,350,000.00
Total To-Date Payments Received	\$ 1,350,000.00

Total Payment Requests Due \$ -0-

Total Project Incurred Costs as of Payment Request Date: \$ 2,933,824.21

% of Total Reported Expenses Requested to Total Project Costs: 46%

Request Submitted by:



Carmen Harris, Grants Accountant

10.14.08

Date

**Denali Commission
Quarterly Project Financial Report**

Project Name: Montana Creek Residential Facility-Denali Commission Funds

Agency: Juneau Youth Services, Inc.

Reporting Period: 10/31/08 Final

Grant #: 06-4-C-5028

Please include the following information:

(Use additional pages as necessary)

Budget Information:

1. The total project budget—Denali Commission and other funds combined - **\$3,000,000.**
2. The total project expenditures as of the end of the most recent quarter – **\$2,972,277.68.**
3. The total amount of Denali Commission funds committed to the project - **\$1,500,000.**
4. The total expenditure of Denali Commission funds for the project as of the end of this reporting period - **\$1,486,138.84.**
5. The percentage of Denali Commission expenditures to the total project budget – **50%**
6. Project Performance Analysis (use PPA form on page 2 of 641)

Project Schedule:

Show the project schedule with milestone dates for design and construction.

See Attached

Form 641A

**Denali Commission
Quarterly Project Financial Report
Project Performance Analysis (PPA) Form**

Project Name: Montana Creek Residential Facility-Denali Commission Funds

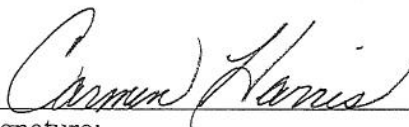
Agency: Juneau Youth Services, Inc.

Reporting Period: 10/31/08 Qtr. End

Grant #: 06-4-C-5028

NOTE: Include Denali Commission Grant Funds Only on this form.

Line Items:	Approved Budget:	Actual Cost to Date:	Scheduled Completion Date:	Actual Work Performed:
Building Construction	\$1,309,000	\$1,308,978.28	Aug 2006	The main building has been completed since August of 2006.
Site Development (Including Landscaping)	\$ 158,000	\$ 143,910.33	Oct 2008	Landscaping, guard rails and storage shed are complete.
Fixed Equipment	\$ 7,000	\$ 7,585.00	Aug 2006	Completed.
Major Movable Equipment	\$ 26,000	\$ 25,665.23	Oct 2008	Furnishings for programming area were purchased by JYS.
Other Costs	\$ -0-	\$ -0-	Oct 2008	Other Costs are being paid by JYS.
Totals:	\$1,500,000	\$1,486,138.84		


Signature: _____
Carmen Harris, Grants Accountant

10-27-08
Date:

Form 641B

STATE OF ALASKA

DEPT. OF HEALTH AND SOCIAL SERVICES

OFFICE OF THE COMMISSIONER FINANCE AND MANAGEMENT SERVICES

SARAH PALIN, GOVERNOR

PO Box 110650
Juneau AK 99811-0650
Phone: (907) 465-3082
Fax: (907) 465-2499

November 19, 2008

Juneau Youth Services
Attention: Walter Majoros, Executive Director
2075 Jordan Avenue
Juneau AK 99803

Re: Denali Commission Grant 06-4-C-5028

Dear Mr. Majoros:

The Department of Health and Social Services has been notified by the Denali Commission a breakdown of the total Project Expenditure Summary will be required of all Denali Commission grant award recipients for project close out. This information is required by the Federal Office of Management and Budget.

The project total of \$3,000,000.00, including the \$1,500,000.00 award for the construction of a residential treatment facility in Juneau, must be broken down utilizing the matrix below. Please forward this information directly to me as soon as possible.

Building Construction:	\$1,796,463.26
Site Development:	\$642,886.00
Equipment:	\$189,430.26
Other: (Construction Insurance, Licenses, Etc.)	\$37,713.76
Planning and Design:	\$100,614.00
Project Administration/Overhead:	\$65,170.40
Land	\$140,000.00
 Total Expenditures for this award:	 \$2,972,277.68

Note: No expenses were charged to this project identifiable solely as Freight, Labor, or Materials.

We understand this information may not be readily available and may take some time to compile; however, it is a federal requirement and we must all comply. If you have any questions, please contact me at 465-1873.

Sincerely,

Christina Briscoe
Grant Administrator II

**Juneau Youth Services
Close-out Report Narrative
October 2008
Denali Commission
Grant #06-4-C-5028**

Background:

Conceived in 2004, the Montana Creek Residential Facility was proposed to meet the documented need for additional residential beds throughout the state, specifically to bring Alaskan youth—who had been sent to the lower 48 for behavioral health treatment services—back to Alaska and, as possible, to their home communities. The Montana Creek Residential Facility was one of the early Bring the Kids Home programs that helped to bring back many of the 400-800 Alaskan youth receiving treatment outside of the state.

Juneau Youth Services collaborated with Southeast Alaska Regional Health Consortium (SEARHC) from the beginning of the project. This collaboration benefited stakeholders on a number of levels. First and foremost, the youth in the program receive—under the guidance of SEARHC—a culturally rich program. In addition, the Montana Creek Residential Facility is the first fully integrated mental health/substance abuse treatment facility at JYS.

Activities:

The primary project activity under this grant was to construct a safe, comfortable, modern treatment facility on our Montana Creek property. We accomplished this and opened our doors in August 2006, and held a grand opening for the facility in October 2006. That said, the final 10% of the construction took two additional years to complete. Although, overall, the construction process was a success, a number of setbacks occurred during these past years. The facility itself has almost no storage, which we have recently rectified with a nearby storage building (see photos). The ceilings throughout the halls left the sprinkler systems exposed, which presented safety issues in a facility of SED youth. We had a false ceiling cover the system (except, obviously, the sprinkler heads); however, the area above this new ceiling did not receive enough heat from below, and we had frozen—then burst—pipes during the first near-zero temperatures. Additional ventilation was added to keep this from happening. Other temporary setbacks followed; however, throughout the past two years, the Montana Creek kids continued to receive excellent services, and we have all learned something about building a residential facility in the process.

Cost Containment:

Juneau Youth Services has followed all of our own purchasing policies, which mirror the State's, in the construction of the Montana Creek Residential Facility. The project was bid out, and three contractors bid on the project. Wayne Jensen, of Jensen, Yorba, Lott Architects, estimated the entire project would run \$3 million. We have actually come in slightly below this, even with the weather and the mishaps with ceilings, repainting the gym, storage, etc. In most ways, the facility is everything and more than we expected for the amount of funding put into it.

Unit Cost Analysis

Square feet of facility	Total cost of facility	Cost per square foot
9,231	\$2,972,278	\$322

The "total cost of facility" includes all costs, including the 792 square foot deck, the 387 square foot covered entryway, the 192 square foot storage unit, paving, landscaping, etc.

Project Outcomes:

As a Bring the Kids Home project, the project has not yet met all of our expectations. In a large part this has been due to staffing issues. The facility itself is strong, comfortable, and has—for the most part (that pesky sprinkler system . . .)—withstood two of Juneau's worst winters. But finding the staff to support a level-4 behavioral health program when Juneau's twenty-something population is disappearing has been a high hurdle. Still, if all goes as planned, Montana Creek will be fully staffed in early November 2008.

All of that said, the project has helped dozens of Alaska's kids, and stakeholder surveys point to high satisfaction with the program from the kids and parents.

Problems Encountered:

Please see above.

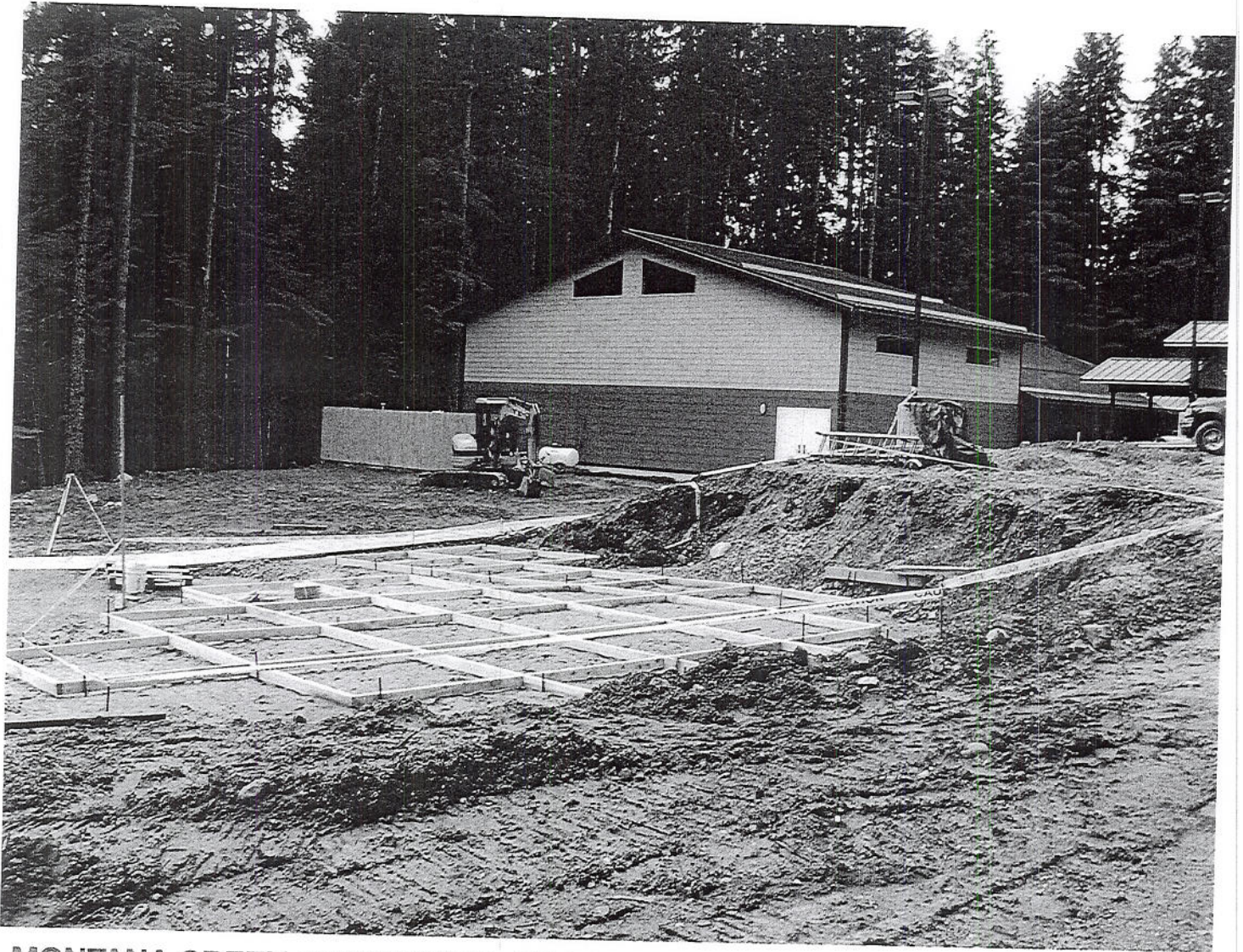
Conclusions and Recommendations:

As a carpenter friend of mine said some years ago: "That last 10% is the hardest part." We opened the doors to the Montana Creek residential Facility two years ago, which made the project feel "done" to some of the contractors, even with a two-page list of to-do's. Ironically, that last 10% has taken more time than the previous 90%. Also, although we thought we had planned for bad weather, we didn't plan enough.

On the positive end, the collaboration with SEARHC has built a partnership between our agencies that goes deeper than this one program. We have also had more contact with Tlingit and Haida these past years. The emphasis on the cultural aspects of the program continue to strengthen the programming.

We were fortunate to have a reputable, flexible project manager/architect. However, we learned much from this project, and would focus our attention on issues that, not being architects ourselves, slipped by, such as storage, exposed sprinklers, etc.

And we would recommend to another agency considering a similar capital project to work with Denali, AHFC, Rasmusson, the Alaska Mental Health Trust Authority, DHSS, and others. Without you, the realization of the Montana Creek Residential Facility—and the re-visioning of the Montana Creek Campus—would not have been possible. Juneau Youth Services has seen remarkable growth in the past five or six years, and we've been better able to help youth with—as a whole—higher needs than we have ever seen. If it wasn't for the foresight and generosity of these grantors, many of these kids wouldn't be in Alaska. Here they are receiving useful, life-changing treatment near their families and supports.



MONTANA CREEK RESIDENTIAL PROGRAM

Attached are photos of the landscaping that is underway, including an expansion of the parking lot and fencing around utilities.

SUMMER 2007

